

Lands at Hollystown-Kilmartin Sites 2&3 and Local Centre



Utilities report
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1.0 Executive Summary

The proposed development relates to a site of c. 25.3 ha at the townlands of Hollystown, Kilmartin, Hollywoodrath, Cruiserath, Yellow Walls, Powerstown, and Tyrrelstown, Dublin 15, which includes lands in the former Hollystown Golf Course and lands identified under the Kilmartin Local Area Plan 2013 (as extended). The lands are bound by the R121 and Hollywoodrath residential development to the east, the under construction Bellingsmore residential development to the south and north, the former Hollystown Golf Course to the north, Tyrrellstown Educate Together National School, St.Luke's National School and Tyrellston Community Centre to the west and south and the existing Tyrrellstown Local Centre to the south.

The proposed development will consist of the development of 548 no. residential units, consisting of 147 apartments/duplexes and 401 houses, ranging in height from 2 to 5 storeys and including retail/café unit, 2 no. crèches, 1 no. Montessori, 1 no. community hub, car and bicycle parking, open space, public realm and site infrastructure over a site area of c. 25.3 ha. On lands to the north of the application site (referred to as Hollystown Sites 2 & 3) the proposed development includes for 428 units consisting of 401 no. 2 and 3 storey houses and 27 no. apartments set out in 9 no. 3-storey blocks. On lands to the south of the application site and north of the Tyrellstown Local Centre (referred to as Kilmartin Local Centre) the proposed development includes 120 no. apartment/duplex units in 4 no. blocks ranging in height from 3 to 5 storeys. The local centre includes 2 no. crèches (including 1 standalone 2 storey crèche), 1 no. Montessori, a retail/café unit, and 1 no. community hub.

The existing infrastructure connections have been identified. These connections will each be isolated and removed prior to the commencement of site construction.

New infrastructure connections have been considered in the design of the proposed residential development and there are no issues with Infrastructure to supply the new development.

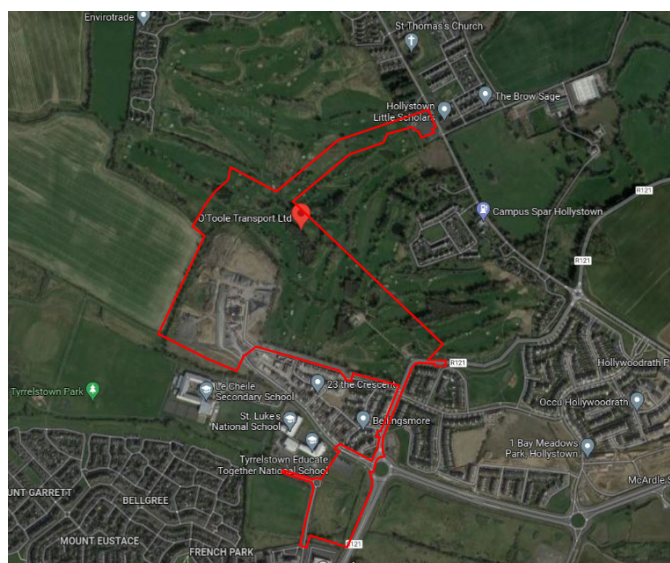


Fig 1.1 Hollystown Site 2 & 3 site location & boundary

2.0 ESB Infrastructure

2.1 Hollystown Site 2 & 3

The site is well located with regards to ESB infrastructure. The ESB Networks drawing of existing ESB infrastructure below indicates the network distribution capacity to Hollystown site 2 & 3. There are existing 38kV overhead lines and 10kV underground lines traversing the site. The development has been designed so the 38kV lines can be maintained with a right of way through the site with clearances been maintained as per ESB guidelines.

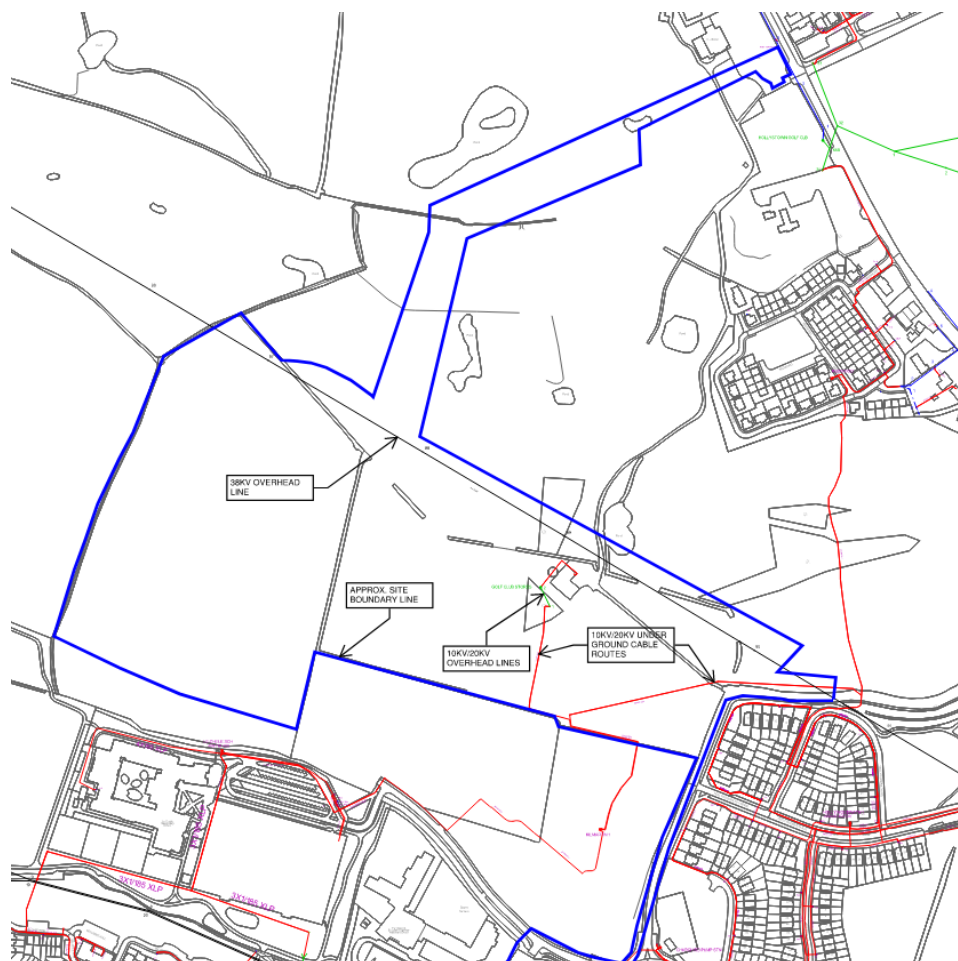


Fig 2.1.1 ESB Networks Map of Hollystown Site Surrounds

Initial contact has been made with the ESB and there are currently no issues with the provision of the required power to the proposed development.

5 No. new ESB Unit station has been proposed within the footprint of the development.

IN2 will submit a new electricity connect application to ESB Networks on behalf of the client, once planning is approved and naming and numbering is approved by Fingal County Council.

2.2 Kilmartin Local Centre

There is an existing 38KV line traversing the site as indicated by the black line on below ESB map. There is no plans to modify the 38kV line and the new development shall be designed to ESB regulations for developments in proximity to existing overhead power lines. There is also an Underground 20/10kV underground cable in the existing road to the Tyrrelstown educate school roadabout, this shall remain in place during the proposed construction works.

The site is well located with regards to ESB infrastructure. The ESB Networks drawing of existing ESB infrastructure below indicates the network distribution capacity to Kilmartin LC.

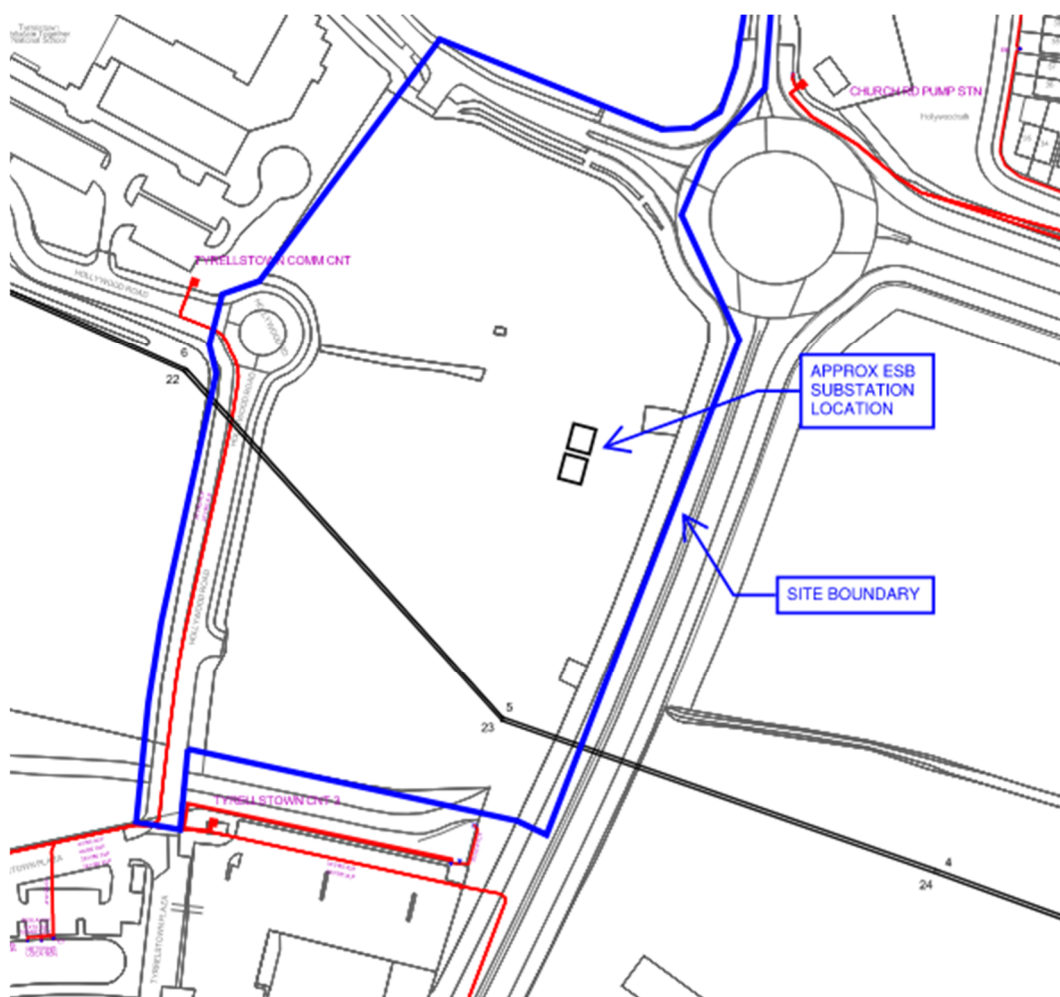


Fig 2.2.1 ESB Networks Map of Kilmartin Site Surrounds

1 No. ESB Substation has been proposed to the Kilmartin LC site to serve the residential development. ESB meters for the apartments will be located in metering rooms within the ground floor entrance lobby of each block.

IN2 will submit a new electricity connect application to ESB Networks on behalf of the client, once planning is approved and naming and numbering is approved by Fingal County Council.

3.0 Gas Infrastructure

3.1 Hollystown Site 2 & 3

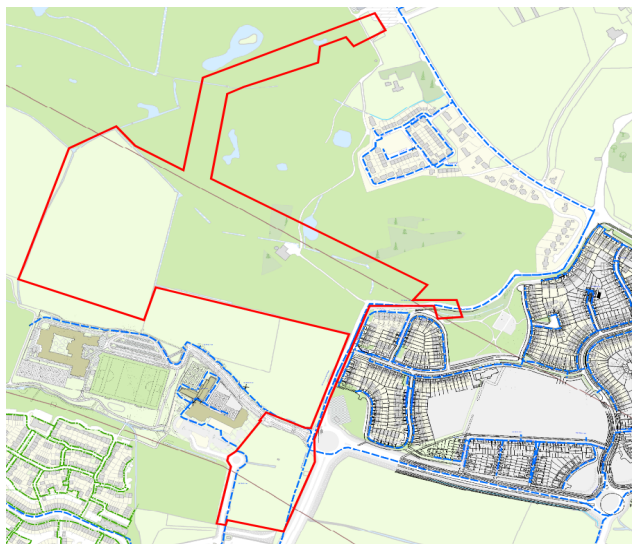


Fig 3.1.1 Hollystown/Kilmartin Natural Gas Infrastructure Map

The gas infrastructure within the vicinity of the Hollystown site 2 & 3 is managed by Gas Networks Ireland. There is a single medium pressure distribution pipeline which passes through the site. There is no intention to provide natural gas to the Hollystown site 2 & 3 for this residential scheme.

3.2 Kilmartin Local Centre



Fig 3.2.1 Kilmartin Natural Gas Infrastructure Map

The gas infrastructure within the vicinity of the Kilmartin LC site is managed by Gas Networks Ireland. There are two medium pressure distribution pipelines which pass through the site. There is no intention to provide natural gas to the Kilmartin site for this residential scheme.

4.0 Telecoms – EIR

4.1 Hollystown Site 2 & 3

EIR infrastructure to the surrounding area is sufficient to service the development from Hollywoodrath road subject to final agreement with EIR.

There are 2 No. Ø100mm EIR existing in-ground ducts in the vicinity of the development in front of the site along Hollywoodrath Road and 1 No. Ø100mm existing in-ground EIR ducts on Redwood Road.

A new EIR Ducting network shall be provided to the development so the option for provision of EIR is available to each household.



Fig 4.1.1 Hollystown EIR Infrastructure Map (A)



Fig 4.1.2 Hollystown EIR Infrastructure (B)

EIR infrastructure to the surrounding area is sufficient to service the development from the R121 road subject to final agreement with EIR.

A new EIR Ducting network shall be provided to the development so the option for provision of EIR is available to each household.

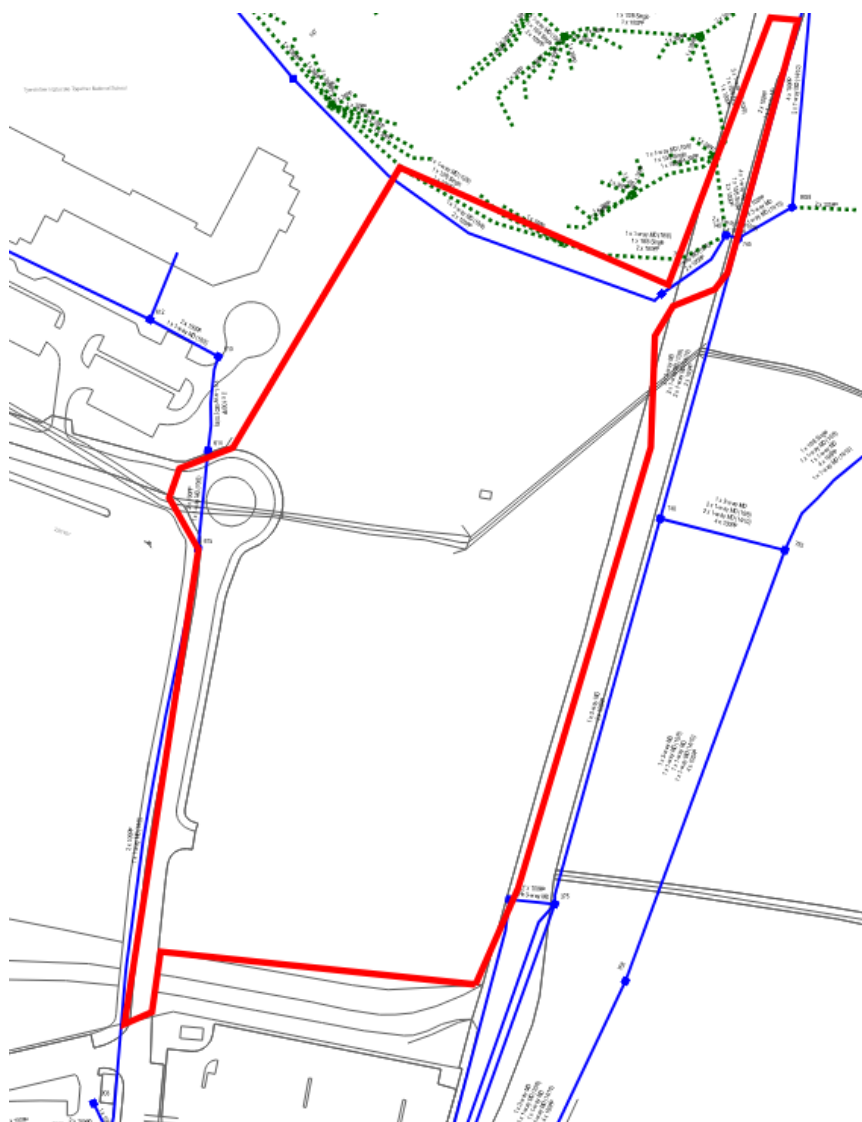


Fig 4.2.1 Kilmartin EIR Infrastructure Map

5.0 Telecoms - Virgin Media

5.1 Hollystown Site 2&3

Virgin Media infrastructure to the surrounding area is sufficient to service the development subject to final agreement with Virgin Media.

There appears to be Virgin Media network ducting in the road at main entrance to the site for connections.

A new Virgin Media Ducting network shall be provided to the development so the option for provision of Virgin Media is available to each household.

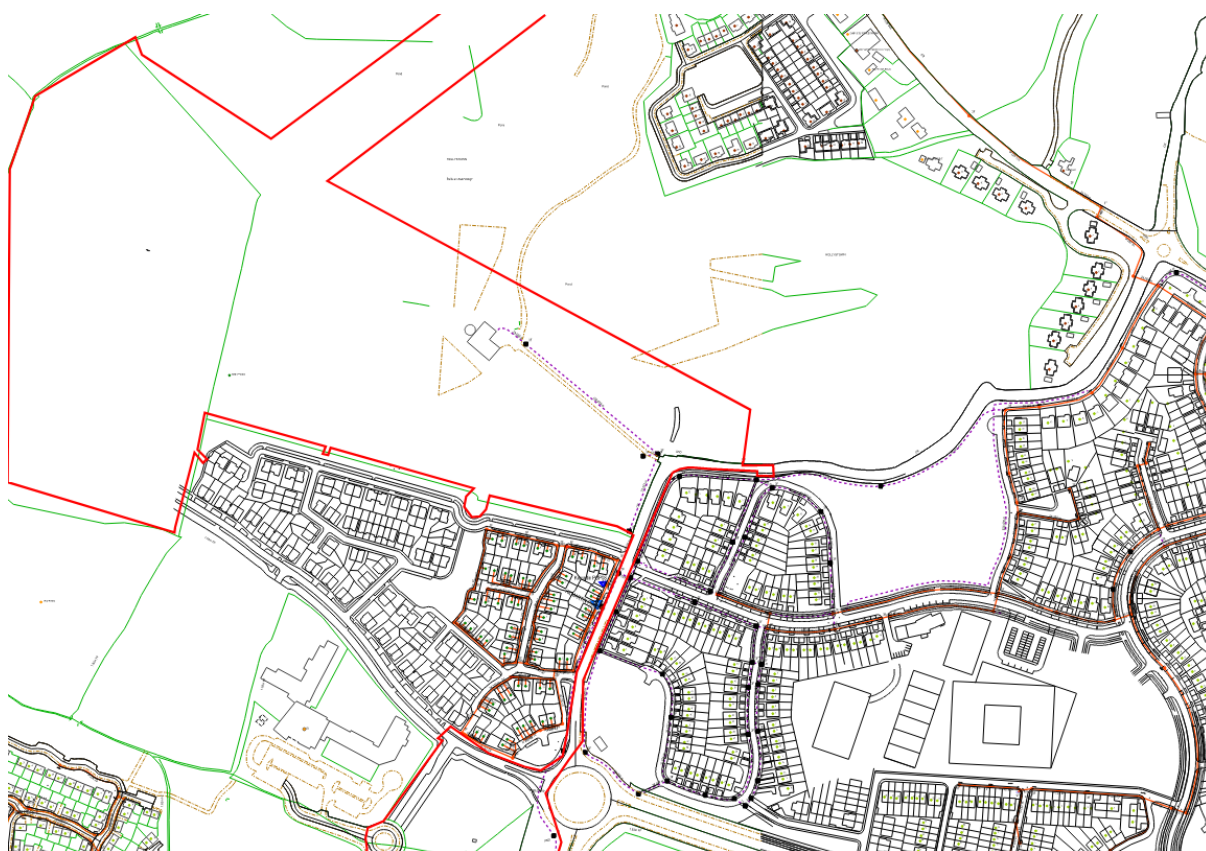


Fig 5.1.1 Hollystown Virgin Media Infrastructure Map

5.2 Kilmartin Local Centre

Virgin Media infrastructure to the surrounding area is sufficient to service the development subject to final agreement with Virgin Media.

There appears to be Virgin Media network ducting in the road at main entrance to the site for connections.

A new Virgin Media Ducting network shall be provided to the development so the option for provision of Virgin Media is available to each household.

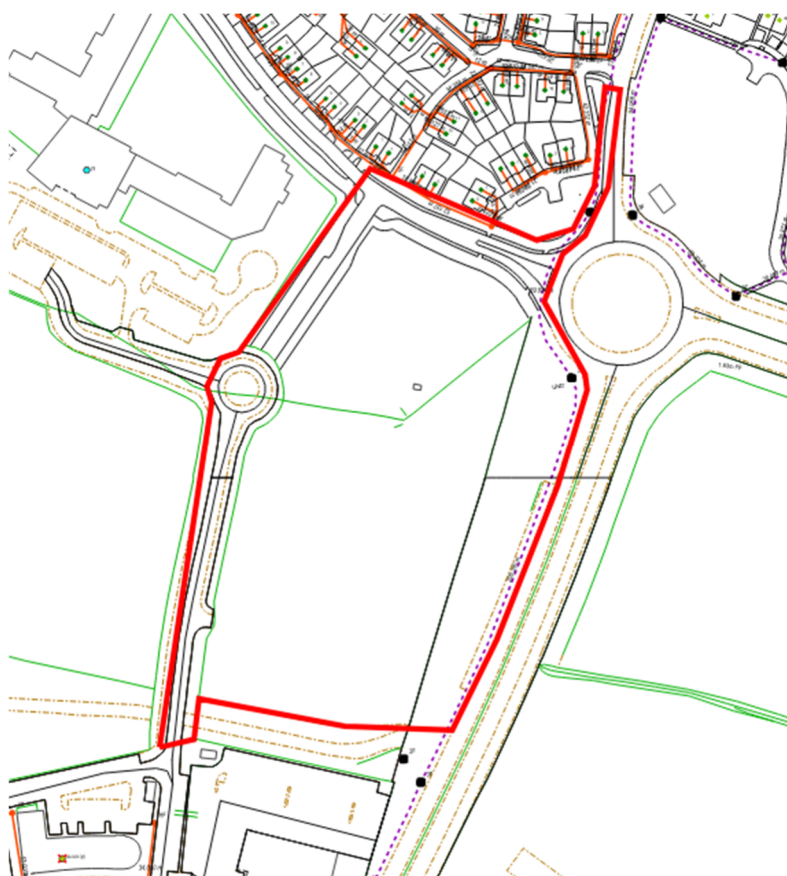


Fig 5.2.1 Kilmartin Virgin Media Infrastructure Map

6.0 Public Lighting

6.1 Hollystown Site 2&3

A class P4 public lighting installation is proposed for the new Hollystown development, the preliminary design is included in a lighting report and is included as part of this planning submittal.

6.2 Kilmartin Local Centre

A new public road is under construction from the existing Tyrellstown educate together school roundabout to the existing The Ave road on the Kilmartin LC site. New public lighting is being installed to the new road as part of the current construction works.



Fig 6.1 Location of new public road proposed

A class P4 lighting installation is proposed to the new Kilmartin Local Centre development the preliminary design is included in a lighting report included as part of this planning submittal.

7.0 Electric Vehicle (EV) Charging Infrastructure

7.1 Hollystown Site 2 & 3

In-ground ducting Infrastructure will be installed to the Hollystown site 2&3 development for future Electric Vehicle charging points in compliance with Technical Guidance Document L- Conservation of Fuel and Energy – Dwellings (2021), these will be installed to each individual dwelling and public car parking space.

7.2 Kilmartin Local Centre

The Kilmartin Local Centre development will include Electric Vehicle charging points to 14no car parking spaces (more than 10%). There will be EV charging infrastructure, comprising cable ducting systems and cable trays provided to every parking space in the Kilmartin LC development in compliance Technical Guidance Document L- Conservation of Fuel and Energy – Dwellings (2021),

The infrastructure will be routed back to the main landlord electrical supply. The EV infrastructure will be adequately designed to meet the full capacity of all recharging points when installed in the future and appropriately sized for EV charging point capacity. The ESB sub-station has been sized to accommodate the electrical loads associated with the future provision of EV charging to all parking spaces.

The ducting infrastructure will be fit for purpose, capped as appropriate and clearly identified. Adequate space will be provided to accommodate all EV Charing point ducting connections and electrical supply equipment and will be adequately designed for maintenance access.

The complete EV infrastructure installations, including associated electrical equipment, etc. will be installed in accordance with the general wiring rules and safety requirements as outlined in the National Rules for Electrical Installations I.S. 10101:2020.

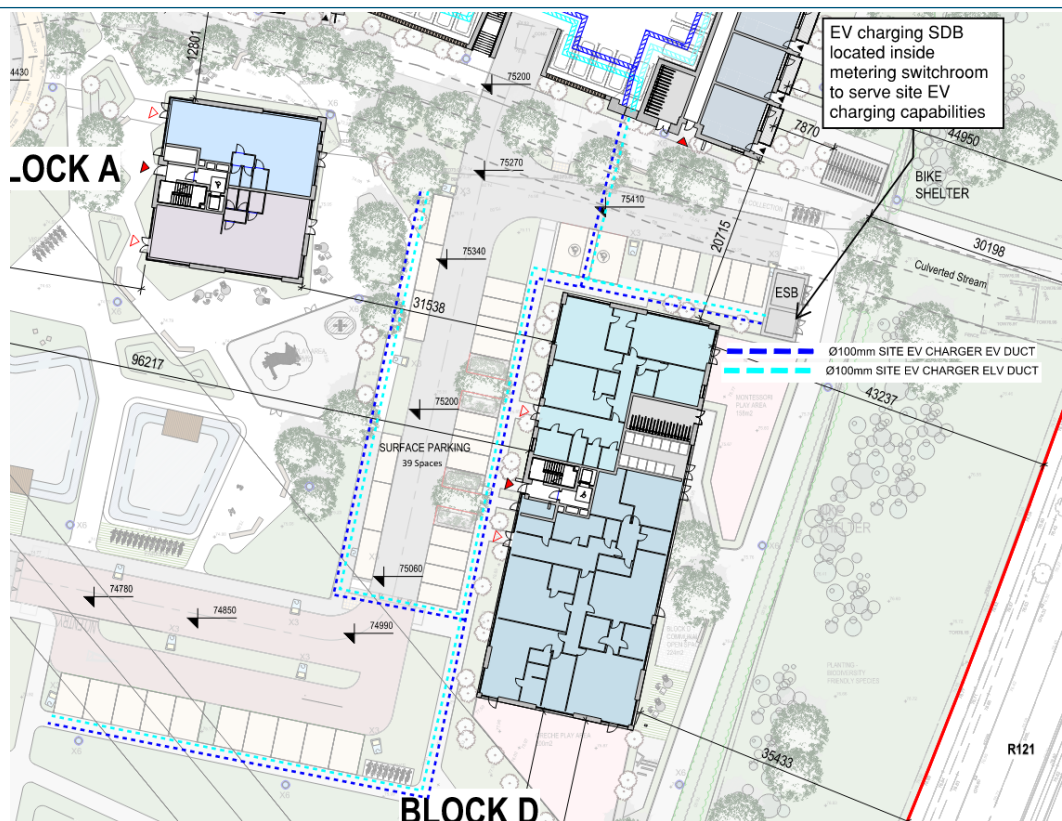


Figure 7.1 – Proposed external EV Charging infrastructure (Ducting)

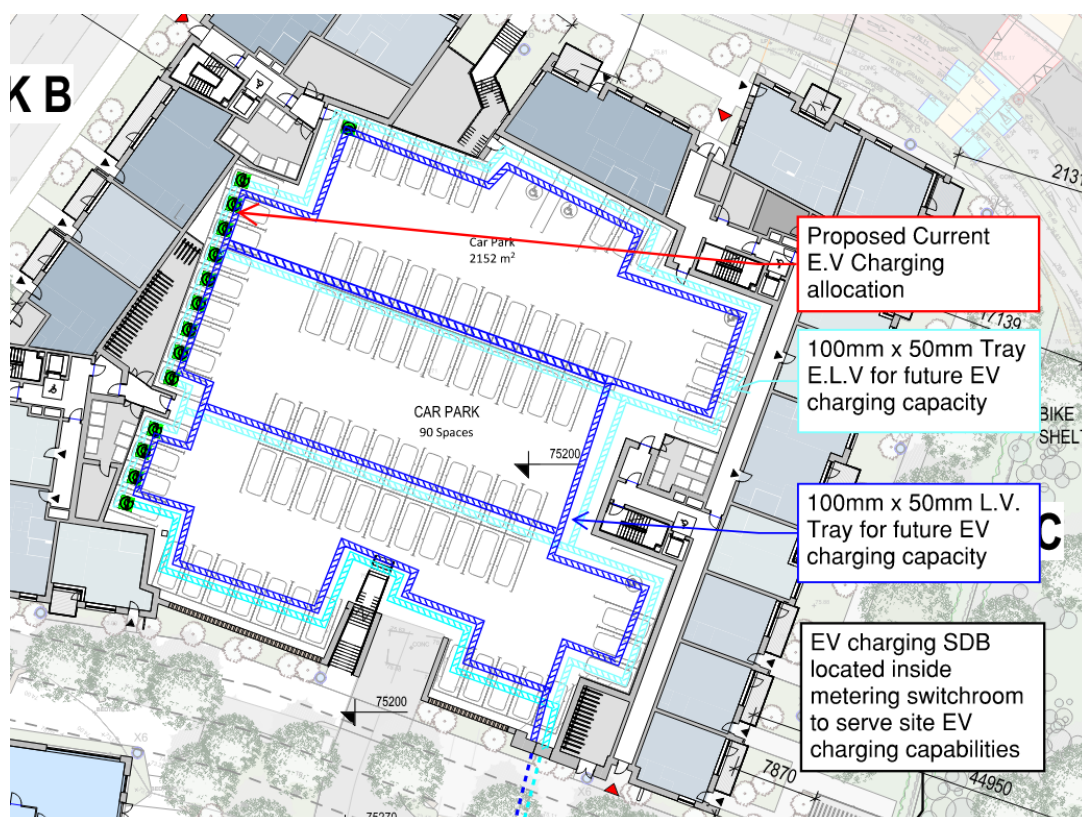


Figure 7.2 - Proposed Basement Carpark EV charging infrastructure (Containment)



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